

## Maryland County Zoning Regulations Related to Agriculture

The information which follows was provided in response to a survey sent to county planning and zoning offices and complied by the Maryland Department of Agriculture (MDA) in 2005. Additional comments and explanations can be found at the end of this section. Data is still pending from some counties, and will be added when available. County planning and zoning offices can be found at [www.mdp.state.md.us/localplan/counties.html](http://www.mdp.state.md.us/localplan/counties.html); we recommend that you contact the particular county for additional details. Additional data was provided by the Maryland Department of Planning, the Maryland Agricultural Statistics Service, and other organizations.

<b>Planning Perspectives:</b> Planning departments set certain goals in their comprehensive plans, and use various strategies to achieve those goals. This information reflects planning officials' perspective on those goals.							
	Key goals for ag land preservation (Additional data provided by Maryland Department of Planning)	How likely is it that the county can achieve these goals?	How do these goals relate to the State's goals?	<b>Achieving Goals:</b> According to planning officials, these factors most impact the county's ability to achieve its stated goals for agricultural land preservation. (+=Helps; -=Hinders; o=No impact)			
				Community knowledge	Community support	Local funding	Exceptions or variances
<b>Allegany</b>							
<b>Anne Arundel</b>	Preserve 20,000 acres by 2010; maintain density of one dwelling unit per 20 acres; provide funding for installment purchase of agricultural easements.	Likely through continued funding of state and county programs. Family conveyance was eliminated effective May 12, 2005	Same as State goals.	+	+	+	
<b>Baltimore City</b>							
<b>Baltimore County</b>	Preserve 80,000 acres; foster ag industry.	40,000 acres; reparation of ag production is good	Consistent	+	+	+	
<b>Calvert</b>	Preserve 40,000 acres, using county, state and federal programs; reserve priority areas for farming and natural resource-related uses; direct residential growth away from these areas.	23,000 acres preserved in July 2005. Proposed zoning ordinance amendments will support achieving goal, given willing landowners and sufficient funding.	Relates directly to 1992 State goals: concentrates development in suitable areas, and directs rural area growth to existing population centers while protecting resource areas.	+	+	+	
<b>Caroline</b>							
<b>Carroll</b>	Preserve 100,000 tillable acres by 2020	45% completed. Land base still available to make reaching the goal possible.	County will contribute more than its proportional share of the State Goal.	+	+	+	-
<b>Cecil</b>	Preserve 25,000 acres in Northern Rural Conservation District, 30,000 in Southern Resource Protection Dist. by 2025						
<b>Charles</b>	Preserve 64,000 acres. Currently being evaluated as part of the Preservation Parks and Recreation Plan		Plan will be based on State Guidelines	+	+	-	
<b>Dorchester</b>							
<b>Frederick</b>	Preserve 100,000 acres by 2020						
<b>Garrett</b>	Support purchase of ag easements; encourage clustering where practical; avoid extending utilities into ag areas.	Very likely.		+	+	n/a	+
<b>Harford</b>	Preserve 60,000 acres (1/2 through local PDR program)						
<b>Howard</b>	Preserve 30,000 acres resource land (25,000 of them agricultural)						
<b>Kent</b>	No specific acreage goal, but wishes to preserve the county's ag industry; new plan will contain a map of priority ag lands. Supports the Eastern Shore 2010 Regional Vision of protecting 50% of its resource	Somewhat under today's conditions - impossible if a new bay bridge connects to the County.		+	+	+	o
<b>Montgomery</b>	Preserve 70,000 acres of viable farmland by 2010 to maintain critical mass of farmland; maintain positive environment for economic viability of agriculture.	65,000 acres already in preservation, but easements are getting harder to acquire. Active TDR market has helped, but will not remain active indefinitely.	The State's goal of preserving 1.3 million acres of farmland will be achieved with the contribution from Montgomery County	+	+	+	-

<b>Prince George's</b>	Preserve 1,500 acres per year of agricultural, strategic forest, or other sensitive lands; limit residential growth, promote agriculture, and preserve the environmental network in the Rural Tier. Recent report recommends use of TDRs, Rural Conservation Subdivision, and the	Unless the county adopts regulations to implement TDR and Rural Conservation Subdivision, it is less likely to preserve agricultural land.	The county's Rural Tier Initiative is a step forward in achieving the state's goals.	+	+	+	-
<b>Queen Anne's</b>	Preserve 30,000 acres by 2010, 50,000 acres by 2030.						
<b>Somerset</b>	Contact Tom Lawton in this office.						
<b>St. Mary's</b>	Preserve 60,000 acres. Discourage development; promote supplemental income; encourage livestock, aquaculture, forestry, and sale of TDRs.	Likely successful with TDRs; not with livestock as no FDA inspectors available for meat processing plant. Others TBD	Preservation of Ag land is primary goal.	+	+	+	O
<b>Talbot</b>	Preserve 40,000 acres by 2020. Conserve the ag land base and preserve rural character by directing growth to existing population centers.	somewhat	somewhat	+	+	+	O
<b>Washington</b>	Preserve 50,000 acres.	likely		+	+	+	+
<b>Wicomico</b>	Preserve 1,000 acres. in 5 yrs., 3,000 acres. within 15 yrs. of start of Co. PDR program						
<b>Worcester</b>	Preserve 1,000 acres per year 2005-2010.						